

Exercise II. The purpose of this exercise is to begin discussion on the way in which different applications might be reviewed by the Design Review Committee in order to achieve the goal of fostering the culture and success of a Nashville music industry.

The following scenarios outline possible processes for development proposals in Music Row. The table facilitator will describe each scenario, and stakeholders are encouraged to discuss the pros and cons to each scenario and how it promotes the project’s goal as described above.

Scenario 1- New construction meeting all requirements of the Music Row Code

A property owner proposes to build a mixed-use building that includes professional offices, a small restaurant space, and residences above the offices. The proposal meets the minimum requirements of the Music Row Code.

Step 1 – Meet with the Planning staff to identify the necessary application process.

Step 2 – Submit a development application.

Step 3 – Staff reviews the application and determines it to be in compliance with the minimum requirements of the Music Row Code.

Step 4 – Obtain all necessary permits. No DRC review is required.

Pros:

Cons:

Other:

Scenario 2 - New construction requesting a modification from the requirements of the Music Row Code

A property owner proposes to build a mixed use building that includes professional offices, a small restaurant space, and residences above the offices. The proposal doesn’t meet the minimum requirements of the Music Row Code and requires approval of a “modification” to allow for a slight deviation.

Step 1 – Meet with the Planning staff to identify design solutions and the necessary application process.

Step 2 – Submit an application for Design Review Committee (DRC) consideration.

Step 3 – Staff reviews the application and makes a recommendation to the DRC based on the intent of the Music Row Code and surrounding context.

Step 4 – The DRC convenes an open meeting and makes a final decision on the application.

Step 5 – If approved, obtain all necessary permits. If denied, the applicant may appeal to the Planning Commission.

Pros:

Cons:

Other:

Scenario 3 - Addition to a property listed on the National Register of Historic Places (NR) or determined to be National Register eligible (NRE)

The owner of a property listed as NR or NRE because of its cultural significance to Music Row proposes an addition to the building to expand its use.

Step 1 – Meet with Planning staff to review the proposal and determine the necessary application process.

Step 2 – Submit an application for Design Review Committee (DRC) consideration.

Step 3 – Staff reviews the application and makes a recommendation to the DRC based on the intent and criteria of the Music Row Code.

Step 4 – The DRC convenes an open meeting and makes a recommendation to the Planning Commission.

Step 5 – The Planning Commission makes a final decision on the application.

Step 6 – If approved, obtain all necessary permits.

Pros:

Cons:

Other: